

## MINUTES

### P & Z COMMISSION HEARING January 16, 2003

#### ATTENDANCE P & Z Commissioners

##### ATTENDED

1. John Dalton, Chairman
2. Frank Damato
3. Wendell DeCross
4. Tommy Joe
5. Jon Olson
6. Roy Solomon
7. Drew Shumway

##### ABSENT

Claire Heywood  
Gary Nelson

##### Staff Attendance

1. David Ashton, Director of Development Services
2. Lissa Davis, Planner II
3. Richard Young, Deputy Director of Public Works
4. Mary Bradley, Secretary

Meeting held at the Board of Supervisors Chambers, Holbrook, Arizona - Time 6:00 p.m.

John Dalton called the meeting of the Navajo County Planning & Zoning Commission to order, and explained the meeting procedures to the public. Mr. John Dalton then led the Pledge of Allegiance.

Item #1 **ZONE CHANGE:** Discussion and possible Commission action on a request for a Zone Change by **Robert & Deborah Lowery** from R1-10 (Residential – 10,000 square foot minimum lot size) to C-R (Commercial-Residential) on the subject property APN: 212-24-033 in T9N, R22E, Section 23 of the Gila and Salt River Meridian, the Lakeside area. **Lissa Davis** gave a history of the project and presented maps showing the general area and the site plan. The stated reason for this request is to operate a commercial venture on the property. This would allow for a continuation of commercial-Residential zoning along State Highway 260. Ms. Davis said that staff had received one letter in favor and is recommending approval of the zone change. **Robert & Deborah Lowery** are the applicants. Mr. Lowery was in attendance and chose not to address the commission. **There was no public in attendance that came forward to speak in favor or opposition to this project.** Wendell DeCross said that he visited the site and said that the majority of the property is zoned commercial with a couple residential units. A motion was made by Wendell DeCross to approve the Zone Change from R1-10 to Commercial Residential (C-R). Jon Olson seconded the motion. Motion unanimously carried.

Item #2 **ZONE CHANGE:** Discussion and possible Commission action on a request for a Zone Change by **Kevin & Leslie Slone** from RU-20 (Rural- 20 acre minimum lot size) to RU-5 (Rural- 5 acre minimum lot size) on the subject property APN: 204-50-013 in T11N, R23E, Section 27 of the Gila and Salt River Meridian, the White Mountain Lakes area. **Lissa Davis** gave a history of the project and presented maps showing the general area and the site plan. The stated reason for this request is for the option to split the parcel into 5-acre lots in the near future. Staff is recommending approval for this Zone Change. **Kevin & Leslie Slone** are the applicants. Mrs. Slone was in attendance and chose not to address the commission. **There was no public in attendance that came forward to speak in favor or opposition to this project.** Jon Olson said that he would like to see appropriate easements and access. Wendell DeCross said that most of the 40 acres parcel does have easements. Mr. DeCross said that he shared the same kind of concern with Mr. Olson regarding the easements. John Dalton advised the applicants to be careful about the legal easements to the properties because it could come back to bite them if they don't have them. A motion was made by Roy Solomon to approve the Zone Change from

RU-20 to RU-5. **Jon Olson** seconded the motion. Motion unanimously carried.

Item #3 **SPECIAL USE PERMIT**: Discussion and possible Commission action on a request for a Special Use Permit by **Terry & Carol Forsgren** to allow for the temporary (2-year) operation of a timber processing business on the subject property APN: 204-04-009Q in T12N, R22E, Section 19 of the Gila and Salt River Meridian, the Taylor area. **Lissa Davis** gave a history of the project and presented maps showing the general area and the site plan. The stated reason for this request is to allow for the operation of a temporary (2-year) timber processing business on the subject property, which and industrial use. This would create a use that is allowed in this district only with the approval of a Special Use Permit. Ms. Davis said that when they first wrote the staffs report they had not received any comments in opposition. However, in the last week Development Services had received comments in oppositions from the Town of Taylor, a petition and virtually every property within the 300 feet. Ms. Davis stated that staff had received 4 letters in favor of this project. Ms. Davis said in light of the opposition that has been received, Development Services is recommending denial. **Margaret Webb** is the agent for Terry & Carol Forsgren. Ms. Webb said her husband is the logging business and has been employed for 38 years by Fort Apache Timber. Ms. Webb said that they had received a grant from the Forest Service. Ms. Webb went on to say that they were able to get machinery to develop a double mast, fast line scragg mill that would process small trees of 4-inch diameter and on down. Ms. Webb said that there is a great need for this, especially since the fire. Ms. Webb said that they would like to come into the Forsgren building, which is on Bourdon Ranch Road and have a year round operating climate for the next two years. They would be processing burned trees from Linden, Pinedale, Clay Springs and the Heber area. Ms. Webb said that the basic products would be lumber pallets. There would be no debarker or chip bins that you would see at a sawmill. The mill machines would be inside the building and 90 per cent of the products coming out of here would be ready to be delivered to the market. Ms. Webb said they do not plan on stockpiling. Ms. Webb said that outside of the building they would see trucks, forklift and tree handling equipment. Ms. Webb said that they would use mufflers on their equipment to reduce the noise. Ms. Webb said her husband took a letter to the property owners advising them of their intentions. Ms. Webb indicated that she spoke to Lissa Davis a couple of days ago about dropping the Special Use Permit because of the mass amount of opposition. Ms. Davis encouraged Ms. Webb to let the Special Use Permit be heard. Ms. Webb said that the noise level should not be any worse than the new housing development that is happening in the area. Ms. Webb also said that all the sawdust and milling are contained inside. **Keith Baldwin** spoke in favor of the project. Mr. Baldwin said that he is the owner of recycling company in Taylor. Mr. Baldwin said that Mr. Webb came to him and wanted to dove tail his business with theirs. They would handle all of their waste materials for them. Mr. Baldwin said that the chips and the bark would be made into mulch from their company. Mr. Baldwin said he has been in business for 25 years in Taylor. Mr. Baldwin said that he does not believe this would not be that big of impact and it is only for a two-year period. Mr. Baldwin said that he is in favor of the job creation and stated that he does not feel that this site is the best place. **Robert Mason** spoke in opposition to this project. Mr. Mason said he resides on Assessor Parcel Number 22F. Mr. Mason said that he had letters from 9 property owners also voicing their objections regarding this issue (showed on the map where the 9 property owners resided). Mr. Mason said that is not the best place for this type of operation and would impact their property values. **Melvin Brewer** spoke in opposition. Mr. Brewer said this service is needed but not in this area. **Rich Griffith** spoke in opposition. Mr. Griffith said that he would not have purchased his property if something like this were there. Mr. Griffith expressed concern with the air quality. **Betsy Ann Wilson** spoke in opposition to this project. Ms. Wilson said that this use is a residential area. Ms. Wilson's concerns were, traffic safety, rural quality of life being compromised and their property values being reduced. **Terry Power** spoke in opposition to this project. Mr. Power voiced his concerns regarding noise, traffic and safety. **Arlene Lee** spoke in opposition to this project. Ms. Lee agreed with the comments from the previous oppositions speakers. **Steve Sturgell** spoke in opposition. Mr. Sturgell said that he is the Town Manager of Taylor. Mr. Sturgell voiced his concern with the increase in traffic and supported the comments in opposition that were given. Mr. Sturgell said that this business is needed but not in this location. **John Murphy** is with the company of Murphy Engineering Group and is employed by the applicant. Mr. Murphy said that they met with the County Roads and Engineering Department at the site to review the traffic considerations at the site. Mr. Murphy said that the amount of traffic that anticipated right now is approximately 3-5 trucks that would bring products in for the day. Mr. Murphy said that 2-5 trucks would take products out each day. **Richard Young** is the Deputy Director of Public Works. Mr. Young said the site distance is adequate for the small amount of traffic that would be there. Mr. Young said the Sweetwater Subdivision would generate much more traffic per day than the proposed business. **Lissa Davis** told the commissioners if they decide to approve this staff would recommend the stipulations in their staff report with the two additional stipulations. **Jon Olson** said that he had a problem with this being a Heavy Industrial Use going into a residential area. **Roy Solomon** expressed concern with the safety issue along Bourdon Ranch Road. Mr. Solomon went on to explain that the road is narrow and windy and does not feel that this is a good location for this business. **John Dalton** said that with all the opposition he couldn't approve this. Mr. Dalton gave some suggestions to Ms. Webb on where they might be able to

locate their business. A motion was made by Drew Shumway to post pone making a final decision for 30 days in order that the applicant could have a chance to secure a new location. **Motion died due to a lack of a second.** A motion was made by Frank Damato to deny the Special Use Permit due to safety reason, environmental reasons and zoning reasons. Jon Olson seconded the motion. Motion unanimously carried.

Item #4 **Election of 2003 Commission Chairperson.** A motion was made by Wendell DeCross to elect John Dalton for the position of Chairman for the Planning and Zoning Commission. Jon Olson seconded the motion. Motion unanimously carried. A motion was made by Frank Damato to elect Jon Olson to serve as Vice Chairman for the Planning and Zoning Commission. Tommy Joe seconded the motion. Motion unanimously carried. The commissioners voted unanimously to closed the nominations.

Item #5 **Work Session:** Discussion about uses in residential zoning districts. The commission worked together going line by line on each item. The commission finished the first page and will continue to work on the consequent pages the following month.

Item #6 **Possible approval of December 19, 2002 Minutes.** A motion was made by Frank Damato to approve the minutes. Jon Olson seconded the motion. Motion unanimously carried.

ITEM #7 **Commissioners Comments and/or Directions to Staff.**

With there being no further business to come before the Planning and Zoning Commission, the meeting was adjourned at 9:30 p.m. Frank Damato made a motion to adjourn. Roy Solomon seconded the motion. Motion unanimously carried. The Commission reserves the right to adjourn into an executive session when needed per 431.03(a)(3) for legal consultation on the above agenda items.

NOTE: a copy of the agenda background material provided to the Commission Members (with exception of material relating to possible executive sessions) is available for public inspection at the Development Services Office, Navajo County Complex, Holbrook, Arizona, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

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Chairman, Navajo County  
Planning & Zoning Commission

ATTEST:

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Secretary, Navajo County  
Development Services